

Conveyancing Fees & Service Information

Who will handle my case?

Your transaction will be managed by our property team at Immisol Solicitors. The work will be undertaken by qualified solicitors, supported where appropriate by trainees and paralegals, with every stage supervised by an experienced lawyer to ensure a smooth process.

How are fees calculated?

Every property and client is different. The overall cost of your transaction will depend on the type of property and any complexities involved. For example, additional work is usually needed if the property is leasehold, a new build, or subject to unusual title issues.

Once we know the details of your matter, we will provide a personalised fee estimate. To give you an idea, below is an illustration of the likely cost of buying a freehold property worth £300,000 (figures correct as of 1 October 2024).

Example – Purchase of a £300,000 freehold

Legal fees: £1,700 + VAT at 20% (£340)

Bank transfer fee: £30 + VAT (£6)

Subtotal: £2,076

Typical disbursements (third-party charges):

- Searches: £250–£600 (plus £50 VAT on £250 base)
- HM Land Registry fee: £150
- Land Registry priority/search fees: £3.60 (inc. VAT)
- Bankruptcy search: £2.00 per person (inc. VAT)
- Electronic ID checks: £13.50 per person (inc. VAT)

Subtotal (based on £250 searches): £469.10

Estimated total (excluding Stamp Duty or Land Tax): £2,545.10

Standard fee ranges

| Property Value | Purchase Fee (excl. VAT) | Sale Fee (excl. VAT) |
|-------------------------|--------------------------|----------------------|
| £0 – £150,000 | £1,000 – £1,500 | £1,000 – £1,250 |
| £150,001 – £300,000 | £1,500 – £1,700 | £1,250 – £1,500 |
| £300,001 – £450,000 | £1,700 – £1,900 | £1,500 – £1,700 |
| £450,001 – £600,000 | £1,900 – £2,100 | £1,700 – £1,900 |
| £600,001 – £750,000 | £2,100 – £2,300 | £1,900 – £2,100 |
| £750,001 – £900,000 | £2,300 – £2,500 | £2,100 – £2,300 |
| £900,001 – £1,000,000 | £2,500 – £2,700 | £2,300 – £2,500 |
| £1,000,001 – £2,000,000 | £2,700 – £4,000 | £2,500 – £3,800 |
| Over £2,000,000 | From £4,000 | From £3,800 |

Re-mortgaging and refinancing

| Loan Amount | Fee (excl. VAT) |
|-------------------------|-----------------|
| Up to £250,000 | £1,800 – £2,300 |
| £250,001 – £450,000 | £2,300 – £2,800 |
| £500,000 – £1,000,000 | £2,800 – £3,300 |
| £1,000,000 – £3,000,000 | £3,300 – £3,800 |
| Over £3,000,000 | Case by case |

Additional work (if required)

| Service | Fee (excl. VAT) |
|----------------------------|-----------------|
| Acting for mortgage lender | £150 |
| Leasehold property | £195 |
| New build property | £250 |

| | |
|------------------------------------|------|
| Gifted deposit / third-party funds | £75 |
| Unregistered title | £200 |
| Telegraphic Transfer (TT) | £30 |

Onboarding Fee

We charge a £100 + VAT onboarding fee for every new client.

This covers:

- Verification of identity (Know Your Client checks)
- International anti-money laundering screening

These checks ensure compliance with regulatory standards and allow us to begin work on your matter promptly and securely.

How long does the process take?

Most residential purchases or sales take between 8 and 12 weeks from an offer being accepted to completion. The timescale may be shorter for straightforward cases, such as a first-time buyer with a mortgage in place. Leasehold transactions, or matters involving title issues or lease extensions, may take longer (sometimes three to four months).

Key stages of a purchase

While each case is unique, the usual steps include:

1. Taking your instructions and advising you at the outset.
2. Checking finances and contacting your mortgage lender's solicitors if needed.
3. Reviewing the draft contract and title documents.
4. Carrying out searches and raising enquiries.
5. Advising you on the results and reporting on the mortgage offer.
6. Arranging signature of contracts.
7. Agreeing and confirming a completion date.
8. Exchanging contracts.
9. Arranging and receiving funds.
10. Completing the purchase.
11. Paying Stamp Duty or Land Tax.
12. Registering your ownership at HM Land Registry.

Basis of our estimates

The fees quoted assume that:

- The matter proceeds normally without unexpected title defects or other complications.
- Leasehold matters involve assignment of an existing lease (not a grant of a new one).
- All parties cooperate and provide documents on time.
- No indemnity policies are required (additional disbursements apply if they are).